

WARRANTY DEED

Statutory Short Form

008202

TRANSFER
TAX
PAID

72-4
02/24

I, DORIS M. HAWKES of 411 Evergreen Drive, Waterville, County of Kennebec, State of Maine, for consideration paid, grant and convey to CHRISTOPHER MCMORROW and SUSAN HERMANN-MCMORROW, of 436 Main Street, Waterville, Maine 04901, with Warranty Covenants, as joint tenants, the land described as follows:

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, lying between the westerly line of Upper Main Street and the easterly line of the Quarry Lot, so-called, being a portion of Mountain Farm, so-called, and bounded and described as follows, to wit:

Beginning at an iron pin in the westerly line of said Upper Main Street at the northeasterly corner of land conveyed to Kershaw Powell et al; thence approximately N 83° 42' W along the northerly line of the said Powell et al a distance of four hundred eighty (480) feet to an angle point; thence approximately N 80° 53' W and continuing along the northerly line of the said Powell et al a distance of three hundred fifty (350) feet to an angle point; thence approximately N 58° 45' W and continuing along the northerly line of the said Powell et al to the easterly line of property now or formerly of the Horace Purinton Company and known as the Quarry Lot; thence northerly along the easterly line of said Quarry Lot now or formerly of said Horace Purinton Company to the southwest corner of land now or formerly owned by Ginder et al; thence in a general easterly direction along the general southerly line of land of said Ginder one thousand one hundred eighty (1,180) feet to a point; thence continuing along the southerly line of said Ginder three hundred six (306) feet to a point; thence continuing along the southerly line of said Ginder four hundred twenty-two (422) feet to the west side of said Upper Main Street; thence southerly two hundred seven (207) feet along said Upper Main Street to the point of beginning.

Excepting from the above described premises, however, the outconveyance to Ann M. LePage by deed of recent date to be recorded in the Kennebec County Registry of Deeds described as follows:

A certain lot or parcel of land situate westerly of Upper Main Street in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the northerly line of land of Doris M. Hawkes as recorded in the Kennebec County Registry of Deeds in Book 1295 Page 265. Said point being on a course of N 83° 48' W a distance of three hundred fifteen and no/10ths (315.0) feet from an iron pin (5/8" rebar, capped PLS #1318) at the northeasterly corner of land of said Hawkes and the westerly sideline of Upper Main Street. Thence by the following courses and distances:

(1) S 76° 04' W a distance of ninety and no/10ths (90.0) feet to a point.

(2) N 41° 10' W a distance of forty-eight and 2/10ths (48.2) feet to a point and the southerly line of land of Ann M. LePage as recorded in the Kennebec County Registry of Deeds in Book 5079 Page 132.

(3) S 80° 58' E along the southerly line of said LePage a distance of thirty-three and 2/10ths (33.2) feet to a point.

(4) S 83° 48' E along the southerly line of said LePage a distance of eighty-six and 8/10ths (86.8) feet to the point of beginning.

72-4

The parcel of land conveyed herein is a portion of the property conveyed to Richard L. and Doris M. Hawkes as recorded in the Kennebec County Registry of Deeds in Book 1295 Page 265. Richard L. Hawkes died March 26, 1997, and Doris M. Hawkes is the surviving joint tenant.

WITNESS my hand and seal this 13th day of April, 1998.

Signed, Sealed and Delivered
in the presence of:

William P. Dubord

Doris M. Hawkes
Doris M. Hawkes

STATE OF MAINE
COUNTY OF KENNEBEC

Dated: April 13, 1998

Then personally appeared the above named Doris M. Hawkes and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Mary Gallagher
Notary Public
Print
Name:

MARY GALLAGHER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES SEPTEMBER 5, 2003



RECEIVED KENNEBEC SS.

1998 APR 14 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS